

Jackson County Project Development Board  
Minutes of 8-01-06

Attending: Jeff Lilly, AOC; Tim Graviss, JRA, Inc.; Vince Gabbert, RSA  
Board members: Judge Slone, Carl Cunnigan, Connie Payne, Bobby Morris,  
Vester Rose, and Judge Maricle

Judge Slone called the meeting to order.

Connie made a motion to approve the minutes; Bobby seconded. Motion carried.

A discussion of the secured parking spaces took place with the final concurrence that 6 spaces would be sufficient.

The board then began a discussion of the following:

1. The plans for the building footprint and parking are preliminary
2. The Board is interested in purchasing the front portion of the property (.62 acres and leaving Mrs. Thomas with .37 acres)
3. Tim said the front portion of the property is necessary for the new building
4. The proposed new easement would still be owned by the new property owners in the event of refusal of 1<sup>st</sup> right refusal on future sales of the remainder of the property.
5. As the result of a phone discussion with Garlan Vanhook, AOC, Jeff informed the Board that if condemnation took place and Mrs. Thomas was awarded more than the \$152,000.00 that was suggested as the asking price, the County would have to be responsible for the balance. However, he went on to state that contingency monies would be available to off set that cost. The AOC would prefer to condemn the total property.
6. At this time the letter to Mrs. Thomas is from the Board. If condemnation takes place, then the Jackson County Fiscal Court would be the agency to start the proceedings and the County Attorney would become involved at that time.

Carl made a motion to enter into executive session to discuss the asking price for the .62 acres. Judge Maricle seconded. Motion carried.

In executive session the board discussed offering Mrs. Thomas \$152,000.00 for the .62 acres. Judge Slone would meet with her on 8-02-06 and present the offer to her.

Connie made a motion to leave executive session. Carl seconded. Motion carried.

After coming out of executive session, Connie made a motion to offer Mrs. Thomas \$152,000.00 for the .62 acres. Judge Maricle seconded. Motion carried.

Connie made a motion to submit a letter with the previously agreed on points that would include the offer of \$152,000.00 for the .62 acres. Judge Maricle seconded. Motion carried. Copy of this letter is attached.

During the next meeting the Board will need to decide on Construction Manager or General Contractor.

There will be a special called meeting on 8-22-06, at 3:00 p.m., to discuss the result of the letter.

Connie made motion to adjourn.

Meeting adjourned.

**Tommy Slone**

JACKSON COUNTY JUDGE/EXECUTIVE

P.O. Box 175

McKee, Kentucky 40447

(606) 287-8562 • Fax (606) 287-7190

August 2, 2006

Mrs. Jacqueline Thomas  
1117 Valley Run Drive  
Richmond, KY 40475-3439

Dear Mrs. Thomas,

As you are full aware, the Jackson County Project Development Board has been negotiating with you in an attempt to purchase all, or a portion of, your property that lies adjoining the property now owned by Jackson County, Kentucky. We have not been successful thus far.

The problem is that we are limited by AOC regulations in what we can pay for the property. The figure at which the whole property was appraised, by qualified and certified appraisers, is the maximum that the Board is allowed to pay for the property. That figure was \$202,500.00, for the whole property.

This letter is to offer you on behalf of the Jackson County Project Development Board, the sum of \$152,000.00 for the portion of your property that is shown on the attached diagram, or survey drawing, free and clear of any liens or encumbrances. This would leave you the building on the property and adequate parking for the building, and a perpetual easement or right of way to the building to be established and maintained by the Board or County.

The above figure is, we feel, an adequate and fair market price for the property. The building to be built by the Project Development Board on the County's property will actually make your remaining property worth far more than it is now worth.

The Board or County would also insist, as a condition of the offer, that the County of Jackson would be given a first right of refusal to purchase the remaining property should you ever wish to sell it, at a bona fida price that you will have been offered by a third party at the time, and that during the meantime your remaining property would be used for professional/business uses only.

**MAILED**  
AUG 02 2006

**COPY**

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Corrected

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The board then began a discussion of the following:

1. The plans for the building footprint and parking are preliminary
2. The Board is interested in purchasing the front portion of the property (.62) (.59) acres and leaving Mrs. Thomas with .37 acres)
3. Tim said the front portion of the property is necessary for the new building
4. The proposed new easement would still be owned by the new property owners in the event of refusal of 1<sup>st</sup> right refusal on future sales of the remainder of the property.
5. As the result of a phone discussion with Garlan Vanhook, AOC, Jeff informed the Board that if condemnation took place and Mrs. Thomas was awarded more than the \$152,000.00 that was suggested as the asking price, the County would have to be responsible for the balance. However, he went on to state that contingency monies would be available to off set that cost. The AOC would prefer to condemn the total property.
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